

8.1 MITIGATION MONITORING AND REPORTING PLAN

INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires all state and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a mitigated negative declaration (MND) or specified environmental findings related to environmental impact reports (EIRs).

The following is the Mitigation Monitoring and Reporting Plan (MMRP) for the Palisades at Squaw project. The intent of the MMRP is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified in the EIR for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMRP shall be funded by the applicant.

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The MMRP contained herein is intended to satisfy the requirements of CEQA as they relate to the EIR for the Palisades at Squaw project prepared by Placer County. This MMRP is intended to be used by County staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the EIR prepared for the proposed project.

The Palisades at Squaw project EIR presents a detailed set of mitigation measures that will be implemented throughout the lifetime of the project. Mitigation is defined by CEQA as a measure which:

- Avoids the impact altogether by not taking a certain action or parts of an action;
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project; or
- Compensates for the impact by replacing or providing substitute resources or environments.

The intent of the MMRP is to ensure the effective implementation and enforcement of adopted mitigation measures and permit conditions. The MMRP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

Placer County will monitor and document the implementation of mitigation measures. The table below identifies the mitigation measures, the monitoring action for each mitigation measure, the responsible party for the monitoring action, and the timing of the monitoring action. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP. Placer County will be responsible for ensuring compliance.

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During construction of the project, the County will assign an inspector who will be responsible for field monitoring of mitigation measure compliance. The inspector will report to the County Planning Department and will be thoroughly familiar with permit conditions and the MMRP. In addition, the inspector will be familiar with construction contract requirements, construction schedules, standard construction practices, and mitigation techniques. In order to track the status of mitigation measure implementation, field-monitoring activities will be documented on compliance monitoring report worksheets. The time commitment of the inspector will vary depending on the intensity and location of construction. Aided by the table, the inspector will be responsible for the following activities:

- On-site, day-to-day monitoring of construction activities.
- Reviewing construction plans and equipment staging/access plans to ensure conformance with adopted mitigation measures.
- Ensuring contractor knowledge of and compliance with the MMRP.
- Verifying the accuracy and adequacy of contract wording.
- Having the authority to require correction of activities that violate mitigation measures, securing compliance with the MMRP.
- Acting in the role of contact for property owners or any other affected persons who wish to register observations of violations of project permit conditions or mitigation. Upon receiving any complaints, the inspector shall immediately contact the construction representative. The inspector shall be responsible for verifying any such observations and for developing any necessary corrective actions in consultation with the construction representative and Placer County.
- Obtaining assistance as necessary from technical experts in order to develop site-specific procedures for implementing the mitigation measures.
- Maintaining a log of all significant interactions, violations of permit conditions or mitigation measures, and necessary corrective measures.

The following MMRP indicates the mitigation measure number, the impact the measure is designed to address, the mitigation, the monitoring agency, the implementation schedule, and an area for sign-off indicating compliance.

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Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-Off
4.2 Air Quality					
4.2.3	Long-Term Operational Emissions	MM 4.2.3 Prohibition of Wood-Burning Fireplaces. The installation of wood-burning fireplaces shall be prohibited within the development. This prohibition shall be noted on the deed for future property owners to obey. Natural gas fireplaces are acceptable.	Placer County Planning Services Division	Prior to building permit issuance	
4.3 Biological Resources					
4.3.1	Special-Status Plant Species	<p>MM 4.3.1a Preconstruction Surveys to Confirm Presence or Absence of Plant Species. The applicant shall retain a qualified biologist to perform focused preconstruction surveys to update the results of the Special-Status Plant Survey for Sena at Squaw Valley prepared by ECORP Consultants (2006) and determine the presence/absence of alderleaf buckthorn, starved daisy, Davy's sedge, Donner Pass buckwheat, and Plumas ivesia to occur in and adjacent to areas planned to be developed by the project. These surveys shall be conducted in accordance with the CDFW's (2009) Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Natural Communities. These guidelines require that rare plant surveys be conducted at the proper time of year when rare or endangered species are both evident and identifiable (i.e., May through October). Field surveys shall be scheduled to coincide with known flowering periods and/or during appropriate developmental periods that are necessary to identify the plant species of concern and will be reviewed and accepted by the Placer County Planning Department prior to site disturbance or construction activity. If no special-status plant species are found, the project will not have any impacts to the species and no additional mitigation measures are necessary.</p> <p>MM 4.3.1b Avoidance, Preservation and/or Mitigation of Impacted Plant Species. If alderleaf buckthorn, starved daisy, Davy's sedge, Donner Pass buckwheat and/or Plumas ivesia occurrences are identified during the surveys, these plant species shall be avoided to the extent feasible. Avoidance measures shall include installation of 4-foot-tall brightly colored synthetic mesh fencing and signage around the plant population before construction commences and identified in Project Improvement Plans as "special protection" areas to be avoided during construction activities. Preserved plant populations will be designated as open space and identified on the Final Subdivision Map. These open space areas will be protected with signage to educate the public of the sensitive nature of the area and to keep them on designated trails.</p>	Placer County Planning Services Division	Prior to site disturbance or start of construction phase for each project component.	

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		<p>Implementation of the proposed Landscape Plan will ensure protection from non-native species that could adversely impact plant populations.</p> <p>If special-status plant species cannot be avoided, the applicant shall submit a mitigation plan to the CDFW for review and comment. The plan shall include mitigation measures for the population(s) to be directly affected to ensure that lost plant populations are offset. Possible mitigation for impacts to special-status plant species may include implementation of a program to transplant, salvage, cultivate, or re-establish the species at suitable sites or through the purchase of credits from an approved mitigation bank (if available). The actual level of mitigation may vary depending on the sensitivity of the species, its prevalence in the area, and the current state of knowledge about overall population trends and threats to its survival. The final mitigation strategy for directly impacted plant species shall be determined by the CDFW through the mitigation plan approval process.</p>			
4.3.3	Nesting Birds and Raptors	<p>MM 4.3.3 Preconstruction Surveys and Avoidance of Identified Nesting Birds and Raptors. If clearing and/or construction activities would occur during the raptor or migratory bird nesting season (March–September), preconstruction surveys for nesting birds shall be conducted by a qualified biologist, within 15 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 500-foot buffer surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season.</p> <p>If active nest(s) are identified during the preconstruction survey, a 100-foot no-activity setback for migratory bird nests, a 250-foot setback for special-status bird nests, and a 500-foot setback for raptor nests shall be established by a qualified biologist. No ground disturbance shall occur within the no-activity setback until the nest is deemed inactive by the qualified biologist. Project Improvement Plans will include this measure as a note in the plans.</p>	Placer County Planning Services Division	Prior to site disturbance and Improvement Plan approval	
4.3.4	Special-Status Bat Species	<p>MM 4.3.4 Preconstruction Surveys and Protection of Bat Species. Bat surveys shall be conducted within no more than 30 days prior to the start of project activities that could impact roosting areas (i.e., tree, snag, rock removal) in order to identify active bat roosting sites, such as snags. All potential roosting sites shall be surveyed by a qualified biologist in order to determine usage. All non-active roosting sites planned for removal as part of construction shall be</p>	Placer County Planning Services Division	Prior to site disturbance or start of construction activities for each project component	

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		<p>removed within 30 days of the surveys in order to prevent new roosts from being established.</p> <p>If it is determined that an active roosting site would be adversely affected, the project applicant shall consult with the CDFW to acquire appropriate authorizations to remove the roosting sites. All active non-maternity roosting sites shall be fitted with passive exclusion devices, such as one-way flaps or doors, and all bats shall be allowed to leave voluntarily. Once it is confirmed that all bats have left the roost, crews shall be allowed to continue work in the area. If a maternity roosting site is discovered, the project applicant shall consult with the CDFW in order to establish appropriate exclusionary buffers until all young are determined to be volant (i.e., able to fly and feed independently) by a qualified biologist. Once it is determined that all young are volant, passive exclusion devices shall be installed and all bats shall be allowed to leave voluntarily. Once it is determined by a qualified biologist that all bats have left the roost, crews shall be allowed to work within the buffer zone. Project Improvement Plans will include this measure as a note in the plans.</p>			
4.3.7	Conflict with Local Policies and Ordinances	<p>MM 4.3.7 Obtain Tree Permit and Mitigate Tree Removal. Prior to the County's approval of the Improvement Plan, the project applicant shall apply to the County for a tree removal permit for the removal of trees greater than 6 inches diameter at breast height under County Code Article 12.20. The plans for removal shall be forwarded to the County early enough in the process to ensure that any suggested changes made by the County can be incorporated into the final design. Suggested changes may include recommendations regarding permanent structures in relation to the driplines of trees, pruning recommendations, treatment of soil within and around the dripline of trees, replacement of removed trees, revegetation, etc.</p> <p>The project applicant shall follow all requirements of that permit and in addition to the general information for the permit, must submit:</p> <ul style="list-style-type: none"> • A detailed statement describing how the standards and criteria of Section 12.20.050 shall be satisfied. • A copy of the document approving the land use conversion issued by the applicable State Division of Forestry. • In lieu of the drawing required by subsection (C)(1)(f) of County Code Section 12.20.040, a map acceptable to the permit-issuing authority at a 	Placer County Planning Services Division	Prior to Improvement Plan, grading permit, and building permit approval for each project component	

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		<p>scale adequate to show the location of proposed and existing buildings and driveways, the location of proposed utility trenches, and the height, species, dbh, and location of all tree over 6 inches dbh proposed to be cut, and a drawing or sketch indicating the general location, characteristics, and densities of trees proposed to be left and planted on the site, provided, however, in the case of a subdivision, such information may be contained in the tentative map and the vegetation preservation and protection plan as required by the subdivision ordinance.</p> <p>The Improvement Plans and Information Sheet(s) recorded concurrently with the Final Subdivision Map(s) shall show the installation of permanent protective fencing.</p> <p>The Improvement Plans shall include a note and show placement of temporary construction fencing: The applicant shall install a 4-foot-tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the Development Review Committee (DRC)) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:</p> <ul style="list-style-type: none"> • At the limits of construction, outside the critical root zone of all trees 6 inches dbh or 10 inches dbh aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Subdivision Map. • No development of the site, including grading, shall be allowed until this condition is satisfied. Any encroachment within these areas, including critical root zones of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without the DRC's written approval. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation. <p>If trees proposed for removal are to be sold as timber, a Registered Professional Forester shall prepare a Timber Harvesting Plan (THP) that outlines the proposed stand removal operations, and submit this to the state (to the California Department of Forestry and Fire Protection [Cal Fire]). Prior</p>			

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		<p>to Improvement Plan approval or recordation of the Final Subdivision Map(s), if the property has been logged within six years prior to the hearing date of the Tentative Subdivision Map(s), the applicant shall provide the DRC with a letter from Cal Fire stating that all requirements of the Z'Berg-Nejedly Forest Practices Act have been met to Cal Fire's satisfaction.</p> <p>The applicant shall implement the following conditions to protect remaining trees after tree removal permits or THP approvals are obtained:</p> <ul style="list-style-type: none"> • For those trees designated to be saved within 50 feet of any development activity within the plan area or as recommended by the arborist, or as required by the approving body, a minimum 4-foot-tall, brightly colored, synthetic fence shall be installed at the outermost edge of the protected zone of each protected tree or group of protected trees. The fence shall not be removed until written authorization is received from the Planning Director. Exceptions to this policy may occur in cases where protected trees are located on slopes that will not be graded. However, approval must be obtained from the Planning Department to omit fences in any area of the project. The fences must be installed in accordance with the approved fencing plan prior to the commencement of any grading operation or such other time as described by the approving body. The developer shall call the Planning Department for an inspection of the fencing prior to initiation of grading operations. • For discretionary projects, signs must be installed on the fence in four locations around each individual protected tree. The size of each sign must be a minimum of 2 feet by 2 feet and must contain the following language: "WARNING: THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM PLACER COUNTY." On fencing around a grove of protected trees, the signs must be placed at approximately 50-foot intervals. Fencing shall consist of 4-foot-tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) outside the critical root zone of all protected trees within 50 feet of any grading, road improvements, underground utilities, or other development activity. Any encroachment into this fenced area must first be approved by the DRC. • Once approval has been obtained, the fences must remain in place throughout the entire construction period and may not be removed without obtaining written authorization from the Planning Department. 			

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		<ul style="list-style-type: none"> Existing healthy trees and native vegetation on the site shall be preserved in accordance with standards contained in an agency-approved design manual, if any, and shall be protected by adequate means during any construction. Existing trees shall be preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows. Appurtenances, except utility connections, such as television antennas, signs, and outdoor lights shall not be attached to trees. Damage to trees not to be cut and to residual vegetation shall be avoided. Damaged trees shall be repaired with tree sealer and any necessary tree surgery. Any stump to be left in the ground shall be treated with approved chemicals or methods to prevent the spread of forest tree diseases. Ground skidding shall not be allowed within the dripline of trees. Slash, debris, and nonmerchantable timber generated by the operation shall be disposed of in the manner and to a location approved by the permit-issuing authority. All tree removal sites shall be winterized before the end of the construction season, or stabilized before the end of the construction season so as to prevent erosion and soil loss from the site. In the case of land use conversion, approval shall be conditioned on compliance with all requirements of the timberland conversion certificate issued by the appropriate State Division of Forestry. <p>For hazardous, diseased, or insect-infested trees, the following conditions apply:</p> <ul style="list-style-type: none"> In cutting trees for land use conversion, all diseased, infested, or overmature trees shall be removed prior to construction. All diseased and insect-infested trees shall be treated prior to removal by approved methods to prevent the spread of such disease or infestation. 			
4.3.8	Cumulative Impacts to Special-Status Species and Habitat	<p>Implement mitigation measures MM 4.3.1a, MM 4.3.1b, MM 4.3.3, MM 4.3.4, and MM 4.3.7.</p> <p>MM 4.3.8 Participation in Squaw Valley Groundwater and Riparian Monitoring and Compensation (if Required). As part of the project applicant's Development</p>	Placer County Planning Services Division	As part of project's Development Agreement with Squaw Valley	

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		Agreement with the Squaw Valley Public Service District, the project applicant shall participate in the implementation of Village at Squaw Valley Specific Plan Mitigation Measures 6-1c and 13-4 related to well system management, monitoring of riparian habitat, and compensation for lost riparian habitat at a 1:1 ratio.		Public Service District. To be verified prior to construction activities.	
4.4 Cultural Resources					
4.4.1	Potential Destruction or Damage to Known Cultural, Prehistoric, or Historic Resources	<p>MM 4.4.1 Monitoring During Construction Activities and Mitigation for Discovered Archaeological Resources. A professional archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in Archaeology shall be present at the project site, at the applicant's expense, during initial ground disturbance to monitor for the presence of subsurface resources. If ground disturbance occurs over phases, the archaeologist shall be present during each phase.</p> <p>In the event that evidence of any prehistoric or historic-era subsurface archaeological features or deposits are discovered during construction-related earth-moving activities (e.g., ceramic shards, trash scatters, lithic scatters), the archaeologist shall ensure all ground-disturbing activity in the area of the discovery is halted until the significance of the find is determined. The Placer County Planning Services Division and the Department of Museums shall be notified of the potential find. If an archeological site, the appropriate Native American group shall be notified. If the archaeologist determines that the find does not meet the California Register of Historical Resources standards of significance for cultural resources, construction may proceed. If the archaeologist determines that further information is needed to evaluate significance, the Planning Services Division shall be notified and a data recovery plan shall be prepared. If the find is determined to be significant by the qualified archaeologist (i.e., because the find is determined to constitute either a historical resource or a unique archaeological resource), the archaeologist shall work with the project applicant to avoid disturbance to the resources, and if complete avoidance is not possible, follow accepted professional standards in recording any find including submittal of the standard DPR Primary Record forms (Form DPR 523) and location information to the appropriate California Historical Resources Information System office for the project area (the North Central Information Center). Project Improvement Plans will include this measure as a note in the plans.</p>	Placer County Planning Services Division	During construction phase for each project component	

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4.4.2	Potential Destruction or Damage to Undiscovered Cultural, Prehistoric, or Historic Resources	MM 4.4.2 Protection and Treatment of Discovered Human Remains. If human remains are discovered during any construction activities, potentially damaging ground-disturbing activities in the area of the remains shall be halted immediately, and the project applicant shall notify the Placer County Coroner and the Native American Heritage Commission immediately, according to California Public Resources Code Section 5097.98 and California Health and Safety Code Section 7050.5. If the remains are determined by the NAHC to be Native American, the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project applicant shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the most likely descendant (MLD), if any, identified by the NAHC. Following the coroner's and the NAHC's findings, the archaeologist and the NAHC-designated most likely descendant shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in California Public Resources Code Section 5097.94. Project Improvement Plans will include this measure as a note in the plans.	Placer County Planning Services Division	During construction phase for each project component	
4.5 Geology and Soils					
4.5.1	Surface Fault Rupture	MM 4.5.1 Fault Analysis and Implement Setbacks The Improvement Plan submittal shall include a geologic investigation report produced by a geologist registered with the State of California for County review and approval prior to the approval of Improvement Plans. The report shall be based on a geologic investigation designed to identify the location, recency, and nature of faulting that may affect the project site in the future. If an active fault is identified, the geologic investigation shall establish necessary setbacks (generally 50 feet) and other design parameters for the proposed development as required by the Alquist-Priolo Earthquake Fault Zoning Act.	Placer County Planning Services Division and Engineering and Surveying Department	As part of Improvement Plan submittal	
4.5.5	Unstable Soil or Geologic Unit	MM 4.5.5a Submit Improvement Plans for Review and Approval. The applicant shall prepare and submit Improvement Plans, specifications, and cost estimates (per the requirements of Section II of the Placer County Land Development Manual [LDM] that are in effect at the time of submittal) to the County's Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the	Placer County Planning Services Division and Engineering and Surveying Department	As part of Improvement Plan submittal	

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		<p>project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on the site and adjacent to the project site, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements) or landscaping within sight distance areas at intersections shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees and Placer County Fire Department improvement plan review and inspection fees with the first Improvement Plan submittal. (Note: Prior to plan approval, all applicable recording and reproduction costs shall be paid.) The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the design/site review process and/or Development Review Committee (DRC) review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California registered civil engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to the County's acceptance of site improvements.</p> <p>Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety.</p> <p>MM 4.5.5b Grading, Revegetation, and Winterization Requirements. The Improvement Plans shall show all proposed grading, drainage improvements, vegetation, and tree removal, and all work shall conform to provisions of the County Grading Ordinance (Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical).</p> <p>The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate</p>			

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		<p>growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. The plan shall provide for erosion control where roadside drainage is off of the pavement to the satisfaction of the ESD.</p> <p>The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.</p> <p>If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.</p> <p>MM 4.5.5c Provide Final Geotechnical Subsurface Investigation. The Improvement Plan submittal shall include a final geotechnical engineering report produced by a California registered civil engineer or geotechnical engineer for Engineering and Surveying Division (ESD) review and approval. The report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> • Road, pavement, and parking area design • Structural foundations, including retaining wall design (if applicable) • Grading practices • Erosion/winterization • Special problems discovered on-site (i.e., groundwater, expansive/unstable soils, etc.) 			

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		<ul style="list-style-type: none"> Slope stability <p>Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Services Division for its use. It is the developer's responsibility to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.</p> <p>MM 4.5.5d Water Quality Permit Coverage. Prior to Improvement Plan approval, the applicant shall obtain a State Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) construction stormwater quality permit and shall provide to the Engineering and Surveying Division evidence of a state-issued Waste Discharge Identification (WDID) number or filing of a Notice of Intent and fees.</p> <p>MM 4.5.5e Implementation of Best Management Practices. The Improvement Plans shall show that water quality treatment facilities/best management practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD), such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).</p> <p>Construction (temporary) BMPs for the project include but are not limited to waterbars, hydroseeding (EC-4), silt fence (SE-1), construction fencing, wind erosion control (WE-1), stabilized construction entrance (TC-1), storm drain inlet protection (SE-10), staging areas, dripline trenches, and revegetation techniques.</p> <p>MM 4.5.5f Improvement Plan Measures for Water Quality Protection. The Improvement Plan submittal shall include the following requirements:</p> <ul style="list-style-type: none"> There shall be no grading or other disturbance of ground between October 15 of any year and May 1 of the following year, unless a Variance has been granted by the Lahontan Regional Water Quality Control Board (RWQCB) and the Placer County ESD. Truck routes are to be located across existing logging roads and constructed seasonal spur roads proposed with this project. Existing drainage patterns shall not be significantly modified. During construction, temporary gravel, straw bale, earthen, or sandbag 			

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		<p>dikes and/or nonwoven filter fabric fence shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff.</p> <ul style="list-style-type: none"> Revegetated areas shall be continually maintained in order to ensure adequate growth and root development. Erosion control facilities shall be installed with a routine maintenance and inspection program to provide continued integrity of erosion control facilities. 			
4.7 Hazards and Hazardous Materials					
4.7.1	Potential Exposure to Hazardous Materials	<p>MM 4.7.1a Removal of Site Debris and Remediation if Required. During project construction, all debris on the project site shall be removed and disposed of at an appropriate landfill. Should ground staining be found under or around any debris on the project site, the applicant shall immediately stop the project and contact Environmental Health Services Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of Environmental Health Services and to Lahontan Regional Water Quality Control Board. A note to this effect shall be added to the Improvement Plans where applicable.</p> <p>MM 4.7.1b Design to Address Radon Residential structures shall be designed to mitigate for the presence of radon and ensure adequate indoor air quality. Mitigation could include installation of ventilation systems and barriers.</p>	Placer County Planning Services Division	Throughout construction phase and as part of building permit issuance	
4.7.2	Impacts to Emergency Access	<p>MM 4.7.2 Development and Implementation of a Construction Traffic Control Plan. Prior to project construction activities, the project applicant shall submit to the County Public Works Department for review and approval a Construction Traffic Control Plan. The plan shall include a schedule of construction and anticipated methods of handling traffic for each phase of construction to ensure the safe flow of traffic and adequate emergency access, including maintaining an open lane for vehicle travel at all times.</p>	Placer County Planning Services Division and Engineering and Surveying Department	Prior to start of construction activities	
4.8 Hydrology and Water Quality					
4.8.1	Degrade Surface and Groundwater Water Quality – Construction	<p>MM 4.8.1a Implement Construction Water Quality Controls. The project applicant shall prepare a stormwater pollution prevention plan (SWPPP that describes the site, erosion, and sediment controls, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control measures and maintenance responsibilities, and non-stormwater management controls. The SWPPP shall be submitted to the Lahontan</p>	Placer County Planning Services Division and Engineering and Surveying Department	Prior to site disturbance and throughout construction activities for each project component	

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		<p>Regional Water Quality Control Board for review. The applicant shall require all construction contractors to retain a copy of the approved SWPPP on the construction site. Best management practices identified in the SWPPP shall be utilized in all subsequent site development activities. Water quality controls shall be consistent with the Placer County Grading Ordinance and the Lahontan Regional Water Quality Control Board's Lahontan Regional Project Guidelines for Erosion Control and will demonstrate that the water quality controls ensure compliance with all County and Lahontan Regional Water Quality Control Board current requirements. Water quality controls shall ensure that runoff meets the Water Quality Control Plan for the Lahontan Region, as well as comply with the plan's narrative water quality objectives and the State's antidegradation policy and TMDL provisions for Squaw Creek. Stormwater quality sampling and reporting associated with the SWPPP shall be the responsibility of the project applicant.</p> <p>MM 4.8.1b Grading Restrictions. Grading activities and other disturbance shall be prohibited during the winter months (between October 15 and May 1), unless otherwise approved by the County and the Lahontan Regional Water Quality Control Board. Exposed graded areas shall be protected during the winter months using appropriate methods.</p> <p>MM 4.8.1c Compliance with NPDES Phase II Program. This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004, Order No. 2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.</p> <p>The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.</p> <p>The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management to the extent feasible.</p>			

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		MM 4.8.1d Compliance with NPDES Phase II Program. Prior to construction commencing, provide evidence to the Engineering and Surveying Division of a WDID number generated from the State Water Resources Control Board's Stormwater Multiple Application & Reports Tracking System (SMARTS). This serves as the Lahontan Regional Water Quality Control Board approval or permit.			
4.8.2	Degrade Surface and Groundwater Water Quality – Operation	<p>MM 4.8.2a Implement Water Quality Controls for Project Components. The Improvement Plans shall show that water quality treatment facilities/best management practices (BMPs) are designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Placer County Engineering and Surveying Department (ESD), such as the Erosion & Sediment Control Guidelines for Developing Areas of the Sierra Foothills and Mountains).</p> <p>Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc., for entrapment of sediment, debris, and oils/greases or other identified pollutants, as approved by the ESD. Best management practices shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include but are not limited to infiltration trenches, vegetated swales, revegetation and soil stabilization, waterbars, etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p> <p>All BMPs shall be maintained as required to ensure effectiveness. Proof of ongoing maintenance, such as contractual evidence, shall be provided to the ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees.</p> <p>MM 4.8.2b Installation of Permanent Water Quality BMPs. Prior to issuance of each building permit, individual lot developers shall obtain a grading permit for the installation of permanent water quality BMPs. Maintenance of these facilities shall be provided by the homeowner.</p>	Placer County Planning Services Division and Engineering and Surveying Department	Prior to Improvement Plan, building permit, and grading permit approval for each project phase	

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		MM 4.8.2c Homeowner's association materials on stormwater quality. The Homeowner's association shall distribute printed educational materials highlighting information regarding stormwater facilities/Best Management Practices (BMPs), recommended maintenance, as well as conventional water conservation practices and surface water quality protection, to future buyers. Copies of this information shall be included in the Development Notebook.			
4.8.3	Increase Stormwater Runoff	<p>MM 4.8.3a Submit Final Drainage Report for Review and Approval. As part of the improvement plan submittal process, the preliminary Drainage Report provided during environmental review shall be submitted in final format. The final Drainage Report may require more detail than that provided in the preliminary report, and will be reviewed in concert with the improvement plans to confirm conformity between the two. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on-and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures. The final Drainage Report shall be prepared in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of improvement plan submittal.</p> <p>MM 4.8.3b Drainage Improvements to Ensure No Increase in Flows. The Improvement Plan submittal and Final Drainage Report shall provide details showing that storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division (ESD) and shall be shown on the Improvements Plans. The ESD may, after review of the project final drainage report, delete this requirements if it is determined that drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees payable prior to Improvement Plan approval as prescribed by County Ordinance. Maintenance of detention facilities by the homeowner's association, property owner's association, property owner, or entity responsible for project maintenance shall be required. No retention/detention facility</p>	Placer County Planning Services Division and Engineering and Surveying Department	Prior to improvement plan approval	

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		<p>construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p> <p>MM 4.8.3c Drainage Improvements to Ensure Proper Function. The Improvement Plan approval shall include a stormwater runoff monitoring program prepared to ensure that the retention/detention system is functioning as designed per the comprehensive drainage study. Prior to County acceptance of the project as complete, an acceptable runoff monitoring program shall be in place. The frequency and intervals of monitoring, as well as monitoring objectives, shall be defined in the program to the satisfaction of the County.</p> <p>An annual monitoring report shall be provided to the County Development Review Committee (DRC) for a period of four years following project acceptance to confirm ongoing functioning of the system as designed. Any needed changes/modifications to the system as necessary to meet outflow objectives shall be submitted to the DRC for review and approval prior to implementation. Additionally, should the DRC find that changes/modifications are needed based on the annual monitoring report, the applicant shall implement modifications to the satisfaction of the DRC within 120 days of notification, subject to seasonal grading limitations in effect at the time.</p> <p>Prior to Improvement Plan approval, a letter of credit, certificate of deposit, or cash deposit in the amount of 100 percent of the accepted proposal shall be deposited with the Placer County Engineering and Surveying Division, or an acceptable financial institution on behalf of the County, to ensure ongoing performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the approval of Improvement Plans. For the purposes of administrative and program review by Placer County, a cash retainer in the amount of 25 percent of the monitoring program deposit shall be paid to the County at the time the deposit is posted. The retainer will be used to pay for any associated County staff time needed to review the monitoring reports, including time to inspect the system in the field as needed. With the exception of the 25 percent retainer, the full deposit shall be returned to the applicant once the applicant has demonstrated that four years of successful monitoring have been completed to the satisfaction of the DRC. Any unused retainer funds will likewise be refunded to the applicant.</p>			

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		It is the applicant's responsibility to ensure compliance with the stormwater monitoring program. Violation of any components of the approved program may result in enforcement activities per the Placer County Environmental Review Ordinance, Section 18.28.080. If a monitoring report is not submitted for any one year, or combination of years, as outlined in these conditions, the County has the option of utilizing the deposit to hire a consultant to implement the program. Failure to submit annual monitoring reports could also result in forfeiture of all or a portion of the deposit. An agreement between the applicant and the County shall be prepared which meets DRC approval that allows the County use of this deposit to ensure performance of the program in the event the responsible party fails to perform.			
4.9 Noise					
4.9.1	Exposure to Short-Term Construction Noise	MM 4.9.1a Construction Hours. Construction activities and equipment maintenance shall occur only between 6 a.m. and 8 p.m. Monday through Friday and between 8:00 a.m. and 8:00 p.m. Saturday and Sunday. MM 4.9.1b Construction Equipment Noise Control. All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.	Placer County Planning Services Division	During construction phase for each project component	
4.9.3	Exposure of Sensitive Receptors to New or Additional Operational Stationary Noise Sources	MM 4.9.3 Residential Building Equipment Noise Mitigation. Residential building equipment shall be designed and installed so that operational noise levels at nearby noise-sensitive land uses would not exceed applicable Placer County noise standards. Typical design measures may include but are not limited to selecting low-noise-generating equipment, incorporating equipment shielding, and locating equipment indoors and/or within enclosures.	Placer County Planning Services Division	During construction phase for each project component	
4.10 Population and Housing					
4.10.2	Employee Housing	MM 4.10.2 Provision of Employee Housing. The project applicant shall mitigate potential impacts to employee housing through compliance with the Placer County General Plan Housing Element policy (C-2) requiring new Sierra Nevada and Lake Tahoe projects to house 50 percent of the employee housing demand (e.g., FTEE employees) generated by the project. Compliance shall be demonstrated prior to approval of improvement plans for each project	Placer County Planning Services Division	Prior to Improvement Plan approval for each project component	

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		component. The project applicant shall submit to Placer County an Employee Housing Mitigation Plan detailing the method of providing the required employee housing units, proposed occupancy (rental or for sale), number of employees served by the employee housing units, or in the case of in-lieu fee payment, number of employees credited, transportation to and from the project, timing of the development of employee housing units, and any incentives requested.			
4.12 Transportation and Traffic					
4.12.5	Site Distance	MM 4.12.5 Provision of Adequate Site Distance. Improvement plans for the proposed project shall demonstrate at least 275 feet of corner sight distance at the proposed site access intersections along Creeks End Court, per Placer County Land Development Manual Plate R-17.	Placer County Planning Services Division and Engineering and Surveying Department	Prior to Improvement Plan approval	
4.12.7	Transit Services	<p>MM 4.12.7a Participation in Truckee-North Tahoe Transportation Management Association. Prior to recordation of the Final Map, the homeowner's association shall join the Truckee-North Tahoe Transportation Management Association. Membership in the Association shall be maintained in perpetuity.</p> <p>MM 4.12.7b Annual Funding of Transit Services. Prior to recordation of the Final Subdivision Map, the applicant shall establish a new Zone of Benefit (ZOB) within an existing County Service Area (CSA) or annex into a pre-existing ZOB to provide adequate funding of capital and ongoing operational transit services/requirements. The applicant shall submit to the County for review and approval a complete and adequate engineer's report supporting the level of assessments necessary for the establishment of the ZOB. The report shall be prepared by a registered engineer in consultation with a qualified financial consultant and shall establish the basis for the special benefit appurtenant to each lot to be established by Final Subdivision Map.</p>	Placer County Planning Services Division and Engineering and Surveying Department	Prior to recordation and approval of the Final Map	

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4.12.10	Cumulative Intersection Operations	MM 4.12.10 Payment of Traffic Impact Fees. Prior to issuance of any building permits for each residential lot, the project shall be subject to the payment of traffic impact fees in effect for the Tahoe District, pursuant to applicable ordinances and resolutions. The applicant is notified that the following traffic mitigation fee(s) shall be required and shall be paid to the Placer County Department of Public Works and Facilities: Countywide Traffic Limitation Zone: Article 15.28.010, Placer County Code The current total combined estimated fee for the project is \$322,733.91 (\$4,846.00 per Dwelling Unit Equivalent).	Placer County Planning Services Division and Engineering and Surveying Department	Prior to building permit issuance for each project component	

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